145.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,400 / 692,400
					USE VALUE:	692,400 / 692,400
					ASSESSED:	692,400 / 692,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH AMY E/TRUSTEE
Owner 2:	133 HIGH HAITH RD TRUST
Owner 3:	
Street 1:	12 ELEANOR DRIVE
Street 2:	
Twn/City:	WILMINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01887 Type:

PREVIOUS OWNER

Owner 1:	SMITH AMY E -
Owner 2:	-
Street 1:	133 HIGH HAITH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,349 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 1682 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4349.000	251,400	600	440,400	692,400
Total Card	0.100	251,400	600	440,400	692,400
Total Parcel	0.100	251,400	600	440,400	692,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.65 | /Parcel: 411.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95426

GIS Ref

GIS Ref

Insp Date 10/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 145.0-0006-0006.0

!11371!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	251,400	600	4,349.	440,400	692,400	692,400	Year End Roll	12/18/2019
2019	101	FV	210,200	600	4,349.	412,900	623,700	623,700	Year End Roll	1/3/2019
2018	101	FV	210,200	0	4,349.	341,300	551,500	551,500	Year End Roll	12/20/2017
2017	101	FV	210,200	0	4,349.	313,800	524,000	524,000	Year End Roll	1/3/2017
2016	101	FV	210,200	0	4,349.	286,200	496,400	496,400	Year End	1/4/2016
2015	101	FV	204,900	0	4,349.	280,700	485,600	485,600	Year End Roll	12/11/2014
2014	101	FV	204,900	0	4,349.	260,900	465,800	465,800	Year End Roll	12/16/2013
2013	101	FV	204,900	0	4,349.	248,300	453,200	453,200		12/13/2012

PRINT

Date	Time
12/11/20	01:33:02

LAST REV

Date	Time
10/15/18	10:51:13
apro	
11371	

USER DEFINED

Prior Id # 1:	95426
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH AMY E	52063-221		1/9/2009	Family	100	No	No		
	11658-459		3/28/1969			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	336	PATRIOT
12/7/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4349		Sq. Ft.	Site		0	80.	1.27	9									440,376						440,400	

Total AC/HA: 0.09984 | Total SF/SM: 4349 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 440,376 | Spl Credit | Total: 440,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	170.420
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341563
Depreciation:	90173
Depreciated Total:	251390

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

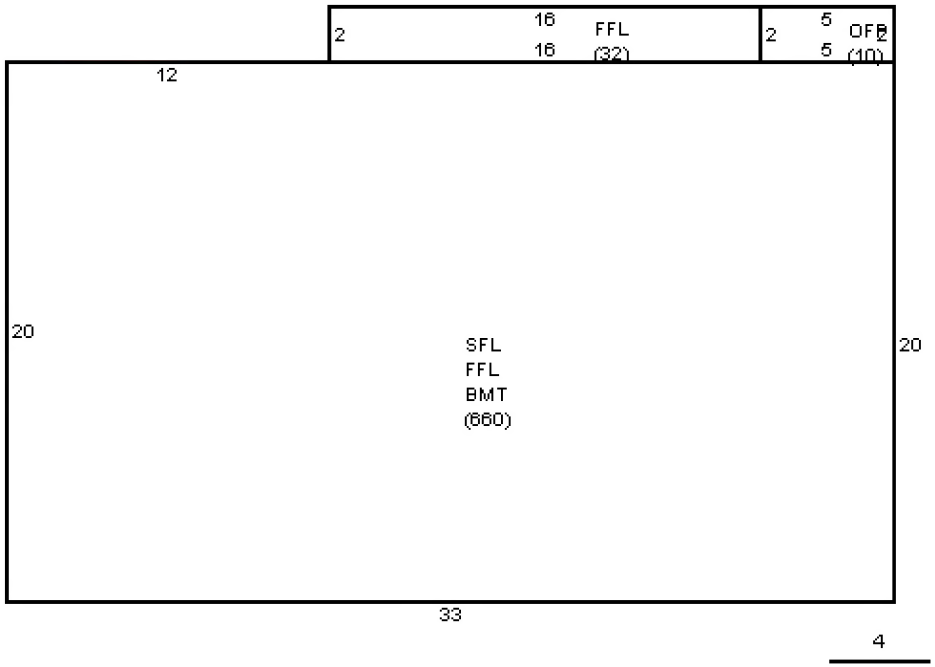
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.42
Special Features:	0	Val/Su Net:	124.33
Final Total:	251400	Val/Su SzAd	185.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	692	170.420	117,931
BMT	Basement	660	67.740	44,710
SFL	Second Floor	660	170.420	112,478
OFP	Open Porch	10	44.440	444

Net Sketched Area:	2,022			Total:	275,563
Size Ad	1352	Gross Are	2022	FinArea	1682

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X19	A	FR	2000	4.72	T	19	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600